



**Connells**

Clifton Court Clifton Road  
Southampton





## Property Description

Connells are bringing to market this two bedroom second floor flat in the desirable area of Regents Park with NO CHAIN, offering both comfort and convenience with a spacious and practical layout. It presents a clean canvas ready for a personal touch - especially great for investors or small families alike.

The living room is spacious with ample space for a dining area or desk space if desired, balcony access and large windows allowing plenty of natural light. The kitchen is opposite with neutral cabinetry, and freestanding appliance space, while the family shower room is a three-piece. Home to a shower, toilet, and hand-wash basin with storage and mirrored storage cabinet. The master bedroom is a double with plenty of space for freestanding storage, while the versatile second bedroom would be great as a child's bedroom, office or guest bedroom - giving you plenty of options. Further benefits are allocated parking with a garage, electric heating and double glazing.

Just a short stroll away Shirley High Street boasts a wide variety of shops, dine-in and takeaway options, and several supermarkets for day-to-day essentials. Westquay Shopping Centre-with its array of shops, cafes, restaurants and entertainment venues-is less than a ten-minute drive. Southampton Common offers beautiful open green spaces for peaceful walks or time outdoors. Excellent transport links include easy access to the M271/M27, making this a great location for commuting and getting about.

### Hallway

### Living Room

17' 6" x 12' ( 5.33m x 3.66m )  
Has Balcony & Large Windows

### Balcony

11' 5" x 3' 6" ( 3.48m x 1.07m )

### Kitchen

10' 1" x 5' 6" ( 3.07m x 1.68m )  
Neutral Cabinetry & Freestanding Appliance Space

### Shower Room

6' 3" x 5' 6" ( 1.91m x 1.68m )  
Three-Piece Shower Room with Shower, Toilet, Hand-Wash Basin & Mirrored Storage Cabinet

### Bedroom 1

12' 5" x 12' 4" ( 3.78m x 3.76m )

### Bedroom 2

9' 4" x 9' 1" ( 2.84m x 2.77m )

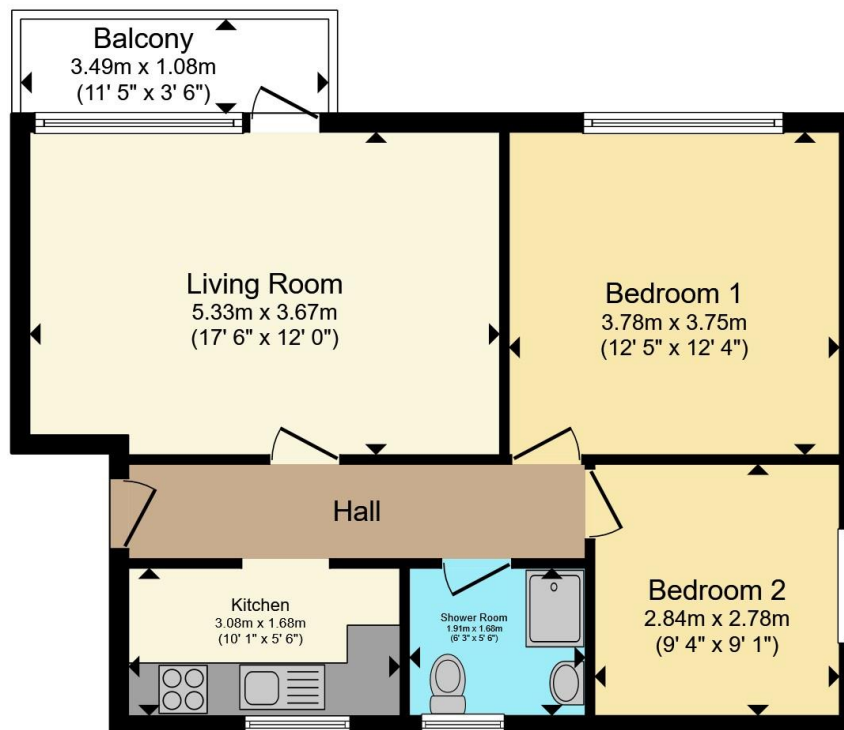












Total floor area 57.3 m<sup>2</sup> (617 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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409 Shirley Road Shirley  
SOUTHAMPTON SO15 3JD

EPC Rating: E Council Tax  
Band: B

Service Charge:  
1550.00

Ground Rent:  
25.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SSR312487](http://connells.co.uk/Property/SSR312487)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1970. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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